BILL GARRETT, Davidson County
Trans:T20100033337 DEEDWARR
Recvd: 06/02/10 14:18 2 pgs
Fees:13.00 Taxes:830.65
20100602-0042505

WARRANTY DEED

Record & Return To
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2010
Notary Public
MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Helen B. Corn	New Owner	146-12-66.00
(NAME)	(NAME)	
384 Barrywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McKinley Fred Johnson, Jr.**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Helen B. Corn**, and Gilbert Allen Corn, Jr., tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Crievewood Subdivision, as of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to McKinley Fred Johnson, Jr. by Quit Claim Deed from Deborah G. Johnson, dated December 22, 2004 and recorded in Instrument No. 20041228-0152747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Fred Johnson and wife, Deborah G. Johnson by Warranty Deed from Charlotte Bass, David Patrick, Henry Patrick, Amy Underwood, Elizabeth Tapley and Ruby White, heirs at law of Christine P. Puckett, deceased, dated January 12, 1999 and recorded in Book 11306, page 61, Register's Office for Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 384 Barrywood Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **5th** day of **May, 2010**

McKinley Fred Johnson, Jr.

McKinley Fred Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **McKinley Fred Johnson, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **May, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON